

UDC BULLETIN

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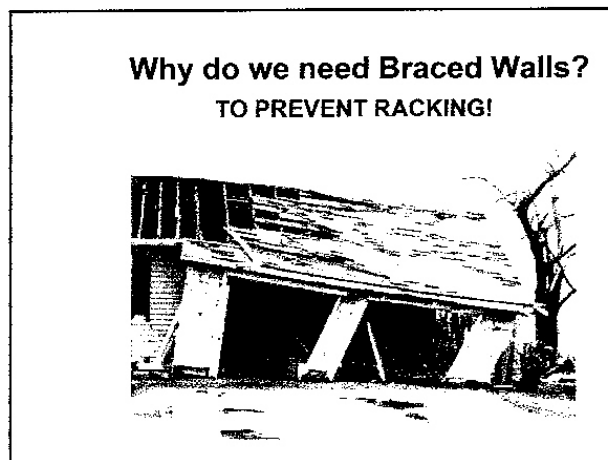
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Comm 21.25 (1) (b) Wall bracing

Implementation of additional wind bracing requirements for garage wall returns as presented at the 2005 UDC inspector update training will not take effect until the effective date of the next code change.

This subject matter was presented at the UDC inspector update sessions held in Green Bay, Milwaukee, Lake Delton and Eau Claire, held on January 19, February 2, February 16 and March 2, 2005, respectively.

The main area of attention of this presentation was the wall returns at the sides of door openings in garages. The department has found that over time these returns have become narrower to account for the larger openings. In addition, garages are extending further out in front of the rest of the home resulting in a virtually stand-alone garage design for which the rest of the dwelling provides little resistance to wind on the garage sidewalls and resulting in potential racking.



There have been some concerns about the enforcement emphasis of these bracing requirements for the garage door openings. Based on numerous calls from designers, contractors and inspectors, there is concern about availability of some of the proprietary bracing systems, adequacy of already installed foundations to accommodate required anchors or hold-downs, unexpected costs for already contracted, permitted or started projects and uncertainty about the requirements and options available.

The department has decided to delay the implementation of this enforcement emphasis. For those uniform building permit applications and plans submitted on, or after, the effective date of the next code change the walls at the sides of the door openings will have to be sufficiently braced to comply with the modified provisions of Comm 21.25 (1) (b).

****This delay in implementation of bracing only applies to the short wall sections adjacent to the garage door openings. However, as a minimum, plywood bracing nailed in accordance with the fastener schedule shall be provided on exterior of the wall at corners that are not wide enough for diagonal bracing. Bracing in accordance with Comm 21.25 (1) (b) shall be provided at the corners of the other exterior walls, including the garage walls without the overhead doors. Corner bracing shall also be provided in the walls on both levels where living space is located over the garage. As in the past, where windows or other obstruction occur at the corners, the corner bracing may be located at the next available space. **Important points.**

The department will be issuing another bulletin identifying methods of compliance at the garage wall returns that also may be used in other parts of the dwelling. Please watch our website and check your e-mails if you are signed up for the UDC mailing list.